

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, SEPTEMBER 7, 2006 AT 7:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

3.1 LANDS OF ZAGHI, 14542 Yale Court (25-06-ZP-SD); A request for a Site Development Permit for a landscape screening plan. The proposal includes perimeter screening for a major addition of 2,349 square feet that was approved in June, 2003. CEQA review-Categorically Exempt per 15301(e) (staff-Brian Froelich).

3.2 LANDS OF SHAHIDI, 25349 La Rena Lane (37-06-ZP-SD-GD); A request for a Site Development Permit for a 4,165 sq. ft. two-story new residence

with a 1,900 sq. ft. basement and a 648 sq. ft. swimming pool. CEQA review-Categorically Exempt per 15303(a) (staff-Debbie Pedro).

- 3.3 AMENDMENT TO THE TOWN'S ZONING AND SITE DEVELOPMENT ORDINANCE WITH REGARD TO DEVELOPMENT ON RIDGELINES, HILLTOPS AND HIGHLY VISIBLE LOTS (Section 10-2.702 Siting) Change includes the deletion of the term "highly visible lots" from the ordinance. CEQA review-Categorically Exempt per 15061(b) (staff-Debbie Pedro).

- 3.4 LANDS OF KLEIN, 26063 Todd Lane (112-06-ZP-SD-GD); A request for a Site Development Permit for a 4,864 square foot New Residence with a 1,992 square foot Basement and a Swimming Pool. The proposal includes removal one 39" heritage oak tree (multi-trunk) and a request for a Grading Policy Exception for a daylighted basement and driveway retaining wall with a maximum cut of up to 10 feet where 4 feet is the maximum allowed. CEQA review-Categorically Exempt per 15303(a) (staff-Brian Froelich).

- 3.5 LANDS OF CLOW, 27660 Central Drive (137-06-ZP-SD-GD); A request for a Site Development Permit for a 897 sq. ft. basement garage. CEQA review-Categorically Exempt per 15303(e) (staff-Debbie Pedro).

4. OLD BUSINESS-none.

5. NEW BUSINESS

- 5.1 Consideration of a resolution of the Planning Commission in support of the Los Altos Hills Town Council Resolution 42-06 petitioning the Santa Clara County Committee on School District Reorganization.
- 5.2 Appointment of Planning Commission representative to the Subdivision Committee pursuant to Section 9-1.226 of the Los Altos Hills Municipal Code.

6. REPORT FROM THE CITY COUNCIL MEETING

- 6.1 Planning Commission Representative for Sept 14th-Commissioner Harpootlian
- 6.2 Planning Commission Representative for Sept 28^h-Chairman Collins
- 6.3 Planning Commission Representative for Oct. 12th-Commissioner Carey
- 6.4 Planning Commission Representative for Oct. 26th-Commissioner Cottrell

7. APPROVAL OF MINUTES

- 7.1 Approval of August 3, 2006 minutes.

8. REPORT FROM FAST TRACK MEETING-none.
9. REPORT FROM SITE DEVELOPMENT MEETING–AUGUST 29 AND SEPTEMBER 5, 2006
 - 9.1 LANDS OF DYRDAHL, 27309 Julietta Lane (88-06-ZP-SD); A request for a Site Development Permit for landscape screening and a new fence. CEQA Review: Categorical Exemption (staff-Debbie Pedro).
 - 9.2 LANDS OF VEERINA, 25665 O’Keefe Lane (140-06-ZP-SD); A request for a Site Development Permit for landscape screening and drainage improvements. CEQA Review: Categorical Exemption. (staff-Debbie Pedro).
10. ADJOURNMENT